034.0	0003	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	548,600 /	548,600
					USE VALUE:	548,600 /	548,600
					ASSESSED:	548,600 /	548,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAHILL CATHERINE M
Owner 2:	ROGERS JACK T
Owner 3:	
Street 1:	63 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STEVANS DORIS J -
Owner 2:	JONES STEVEN -
Street 1:	63 SUNNYSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-3820

NARRATIVE DESCRIPTION

This parcel contains 4,372 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 1966 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4372.000	195,900		352,700	548,600
Total Card	0.100	195,900		352,700	548,600
Total Parcel	0.100	195,900		352,700	548,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 279.10 | /Parcel: 279.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 23361
GIS Ref:
GIS Ref:
Insp Date: 04/22/15

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	196,000	0	4,372.	352,700	548,700	548,700	Year End Roll	12/18/2019
2019	101	FV	143,200	0	4,372.	319,700	462,900	462,900	Year End Roll	1/3/2019
2018	101	FV	143,200	0	4,372.	303,100	446,300	446,300	Year End Roll	12/20/2017
2017	101	FV	143,200	0	4,372.	264,600	407,800	407,800	Year End Roll	1/3/2017
2016	101	FV	143,200	0	4,372.	226,000	369,200	369,200	Year End	1/4/2016
2015	101	FV	129,300	0	4,372.	209,400	338,700	338,700	Year End Roll	12/11/2014
2014	101	FV	129,300	0	4,372.	173,600	302,900	302,900	Year End Roll	12/16/2013
2013	101	FV	80,800	0	4,372.	165,300	246,100	246,100		12/13/2012

!2775!

PRINT

Date	Time
12/10/20	18:07:48

LAST REV

Date	Time
12/30/15	10:54:50
apro	
2775	

USER DEFINED

Prior Id # 1:	23361
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEVANS DORIS J	30961-190		12/15/1999		166,000	No	No		
	11997-714		5/12/1971			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2013	1441	Manual	3,800	C				
11/30/2012	1565	Addition	76,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/22/2015	Inspected	PT	Paul T
2/26/2014	Info Fm Prmt	EMK	Ellen K
7/11/2013	Measured	JBS	JOHN S
4/11/2013	Info Fm Prmt	MM	Mary M
3/31/2009	Meas/Inspect	345	PATRIOT
2/20/2000	Mailer Sent		
2/18/2000	Measured	270	PATRIOT
8/10/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4372		Sq. Ft.	Site		0	64.	1.26	3									352,743						352,700	

Total AC/HA: 0.10037 | Total SF/SM: 4372 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 352,743 | Spl Credit | Total: 352,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.94359249
Adj $ / SQ:	127.385
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	283945
Depreciation:	88023
Depreciated Total:	195922

COMMENTS

COMMON WALL SCUTTLE. 3/4 BATH ON SECOND FLOOR IS NOT FINISHED. PER INSP ON 4/22/2015.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 3				Baths: 1		HB		

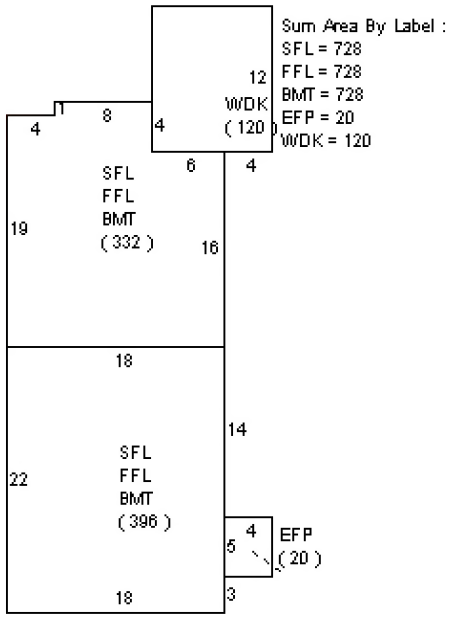
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	728	55.600	40,479
FFL	First Floor	728	127.380	92,736
SFL	Second Floor	728	127.380	92,736
WDK	Deck	120	13.520	1,623
EFP	Enclos Porch	20	68.500	1,370
	Net Sketched Area:	2,324	Total:	228,944
Size Ad	1456	Gross Are	2324	FinArea 1966

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	127.38
Special Features:	0	Val/Su Net:	84.29
Final Total:	195900	Val/Su SzAd	134.55

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 034.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: